



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

THE CORPORATION OF THE CITY OF LONDON

→ Lois
Chipper



DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

RECEIVED
IN THE OFFICE

MAR 1 1988

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

REGISTERED MAIL

February 24, 1988

Ministry of Citizenship & Culture
Heritage Branch
7th Floor
77 Bloor Street West
TORONTO, Ontario
M7A 2R9

Re: Designation of 229 & 231 Dundas Street
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-2982-79, entitled "a by-law to designate 229 and 231 Dundas Street to be of historic value", passed by the Municipal Council of The Corporation of the City of London on February 15, 1988 and registered as Instrument No. 793871 on February 22, 1988.

R.J. Tolmie
for R.J. Tolmie
Assistant City Clerk

/ds

Enc

Bill No. 104
1988

By-law No. L.S.P.-2982-79

A by-law to designate 229 and 231
Dundas Street to be of historic
value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337
the Council of a municipality may by by-law designate a property including
buildings and structures thereon to be of historic or architectural value or
interest;

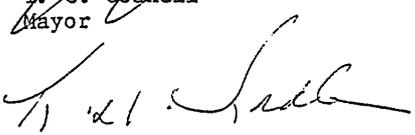
AND WHEREAS notice of intention to so designate the property known
as 229 and 231 Dundas Street has been duly published and served and no notice
of objection to such designation has been received.

The Municipal Council of The Corporation of the City of London
enacts as follows:

1. There is designated as being of historic value or interest the real
property, more particularly described in Schedule "A" hereto, at 229 and 231
Dundas Street, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be
registered upon the title to the property described in Schedule "A" hereto in
the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be
served upon the owner of the aforesaid property and upon the Ontario Heritage
Foundation and to cause notice of this by-law to be published in the London
Free Press, and to enter the description of the aforesaid property, the name
and address of its registered owner, and short reasons for its designation in
the Register of all properties designated under The Ontario Heritage Act,
R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on February 15, 1988.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

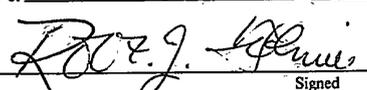
First reading - February 15, 1988
Second reading - February 15, 1988
Third reading - February 15, 1988



CITY OF LONDON

BY-LAW CERTIFICATION

I, R.J. Tolmie, Assistant City Clerk
of the Corporation of the City of London, hereby certify that the By-law hereunder
is a true copy of By-law No. L.S.P.-2982-79
of the City of London, passed on February 15 1988
DATED at London, Ontario this 24th day of February 1988


Signed

SCHEDULE "A"

to By-law No. L.S.P.-2982-79

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of London, in the County of Middlesex and being composed of part of Lot 4 and 5 on the South side of Dundas Street, more particularly described as follows:

COMMENCING at a point in the Northerly limit of the said Lot 5 (being the Southerly limit of Dundas Street) distant 1 1/2 inches Westerly from the North East angle of said Lot 5, said point being the intersection of the said Northerly limit of Lot 5 with the line of the Easterly face of an Easterly wall of the building to the East of the lands hereby conveyed produced northerly;

THENCE Southerly along said line so produced and along the westerly face of said wall, 51 feet 3 inches more or less to the southerly face of a jog to the east in said wall;

THENCE Easterly, along the southerly face of said wall, 2 feet more or less to the westerly face of a jog to the south in the said wall;

THENCE Southerly along the westerly face of said wall, 14 feet 10 inches more or less to the northerly face of a jog to the west in said wall;

THENCE Westerly, along the northerly face of the said wall, .8 inches more or less to the westerly face of a jog to the south in said wall;

THENCE Southerly, along the westerly face of said wall, 2 feet 9 inches more or less to the southerly face of a wall distant 70 feet more or less from the south side of Dundas Street;

THENCE Westerly, along the southerly face of said wall, 7 inches more or less to the dividing line between Lots Four and Five aforesaid;

THENCE Southerly along the said dividing line between Lots 4 and 5 aforesaid 128'6" more or less to the South West angle of said Lot 4;

THENCE Easterly along the said Southerly limit 54 feet 11 inches more or less to the centre line of said Lot 4 on the south side of Dundas Street;

THENCE Northerly along the said centre line of the said Lot 4, 198 feet 6 inches more or less to the Northerly limit of the said Lot 4 (being the Southerly limit of Dundas Street);

THENCE Westerly along the said northerly limit of the said Lot 4, 55 feet 1/2 inches more or less to the place of beginning.
(As in Instrument 152326(W))

SCHEDULE "B"

to By-law No. L.S.P.-2982-79

ARCHITECTURAL REASONS:

The London Mechanics' Institute (229-231 Dundas Street) is an important example of the Second Empire style as applied to commercial design. The three and a half storey, buff-coloured brick building was designed in 1876 by Thomas Tracy, a principal in the London firm of Robinson, Tracy, and Fairbairne.

The attic storey is distinguished by a mansard roof that originally included four dormer windows symmetrically arranged on either side of a centrally placed tower. Prominent end blocks still mark the cornice and help organize the paired brackets and decorative panels of the frieze.

The second and third floors are divided into three bays by vigorous pilasters. Decorative capitals terminate each pilaster. Extended sills and decorative pilaster panels create a strong horizontal division between the second and third floors. Paired round-arched windows in the outer bays of the upper floors are framed by diminutive pilasters on both sides. Brackets springing from the stylized pilaster capitals support pediments with oversized decorative keystones.

The central bay of the upper floors contains a double window on each floor. The square-headed window of the second floor is separated from the round-headed window of the third floor by a decorative spandrel. The upper window is crowned by a rounded pediment with oversized keystone.

The ground floor treatment is a recent renovation but documentation is available for accurate restoration.

HISTORICAL REASONS:

The London Mechanics' Institute of 1876 on this site was the third in London having the goal of technical and cultural enrichment of the working man (that is, the mechanic or artisan). The first, erected in 1842 in the Greek Revival style near the old Court House, is now the model for the book-plate of the London Public Library. As the high hopes of the Institute were not realized, it gradually dissolved and by 1895 had faded out of existence. Its functions were taken over by the Public Library system and the building itself was used for several business enterprises including Bennett's Theatre and the Majestic Theatre before being converted to other commercial uses. The Historic Sites Committee of the London Public Library Board has recognized the historic importance of the building by the award of a plaque.